

Submission on Queenstown Lakes Proposed District Plan 2023 - Variation

Clause 6 of the First Schedule, Resource Management Act 1991

To: Queenstown Lakes District Council
By email: services@qldc.govt.nz

Name of Submitter: City Impact Church Queenstown Incorporated

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1. This is a submission on the Proposed Urban Intensification Variation (**Variation**) to the Queenstown Lakes Proposed District Plan (**PDP**).
2. City Impact Church Queenstown Incorporated (**City Impact**) could not gain an advantage in trade competition through this submission (clause 6(4) of Part 1 of Schedule 1 of the RMA 1991).
3. City Impact's submission relates to the whole Variation, including Chapter 16 – Business Mixed Use Zone (**BMUZ**).
4. City Impact's submission:
 - (a) Generally supports the intention of the Variation, subject to amendments identified in this submission.
 - (b) Opposes the failure to include land at 3 Hansen Road within the proposed land to be rezoned in the Variation.

Reasons:

One of the key purposes of the Variation is to enable heights and densities across the District in accordance with Policy 5 of the NPS-UD and recognise the benefits of intensification. This submission seeks that 3 Hansen Road be considered in the implementation of Policy 5, as a logical and consequential extension of the BMUZ zoning on the opposite side of Hansen Road (Frankton North).

City Impact submits that intensification within Frankton, including rezoning 3 Hansen Road to BMUZ to enable increased residential and commercial development, will help to implement the Queenstown Lakes Spatial Plan and give effect to Policy 5 of the NPS-UD. Therefore, the submission is directly linked to the Variation purpose and considered within scope.

City Impact would likely face difficulties in obtaining resource consents for a mixed-use development within the current Rural and Lower Density Suburban Residential zonings. The Variation provides an opportunity to enable a growth outcome at 3 Hansen Road, which can be achieved through rezoning the Site.

Failing to include the rezoning of the Site is a missed opportunity to provide for a growth outcome in an area with limited development constraints and high accessibility to existing centres, promoting a compact urban form.

- (c) Supports updating the relevant zoning map.

Reasons:

Any rezoning of the land needs to be reflected on the Council planning maps. The Council relies upon electronic mapping software.

This submission point seeks that the web mapping application used by the Council to display the district plan zones be amended to include rezoning of 3 Hansen Road, Pt Sec 120 Blk I Shotover SD, from Rural Zone and Lower Density Suburban Residential Zone to BMUZ. The Urban Growth Boundary should also be adjusted to include the northern triangle of Rural zoned land that will be rezoned BMUZ. The existing PDP zoning is shown in **Figure 1** below. The zoning sought is shown in **Figure 2**.

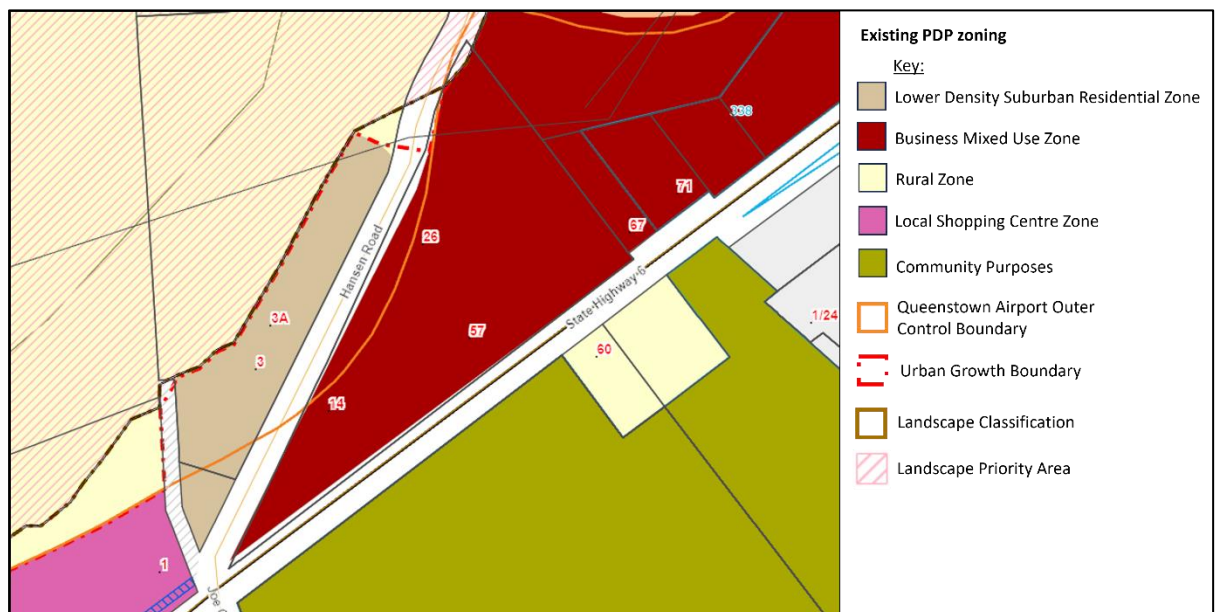


Figure 1: Existing PDP zoning

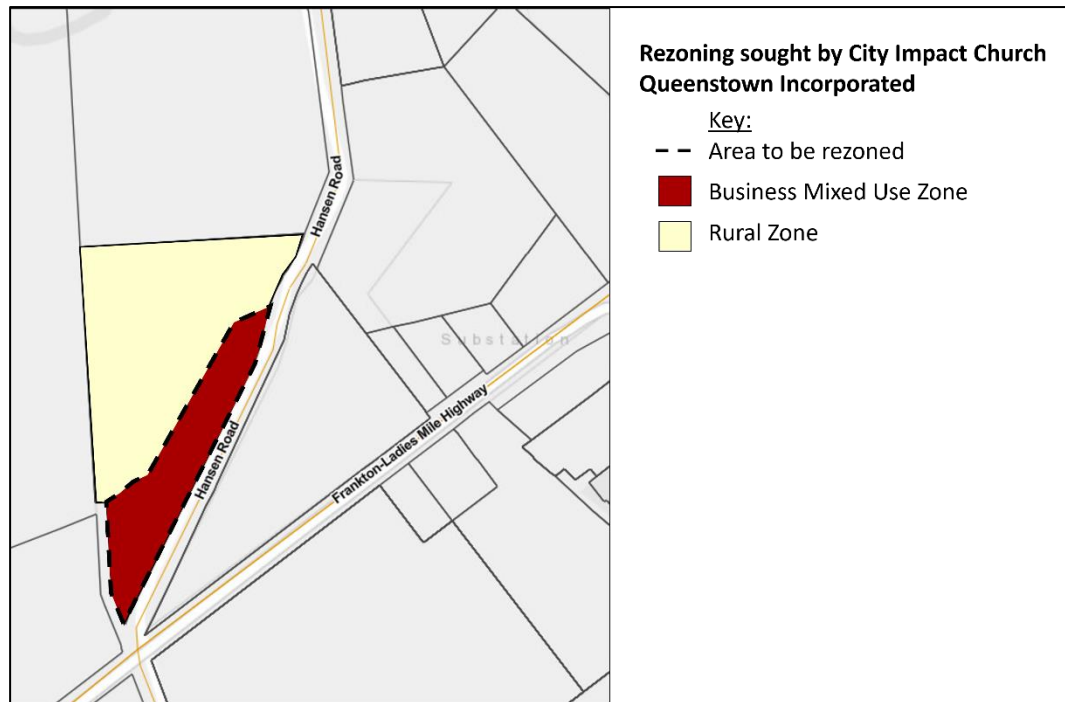


Figure 2: Proposed rezoning of 3 Hansen Road

- (d) Supports the increase in building height in the Variation.

City Impact submits that the discretionary building height of 16.5m in Rule 16.5.8 should be applied to the proposed BMUZ at 3 Hansen Road. The maximum height limit of 20m for nearby Frankton North should be applied to 3 Hansen Road.

Reasons:

City Impact submits that increased height is appropriate at 3 Hansen Road, to provide for an efficient use of the land. The site is at the toe of the Outstanding Natural Landscape and is suitable for an increased height limit as the site and surrounding landscape (which is partly owned by City Impact) has the capacity to absorb this scale of development. The location has high relative demand for housing and business land and is identified as being highly accessible.

5. City Impact seeks the following decision from the local authority:

That the Variation be amended as requested in the Table below, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission above and/or the relief requested below.

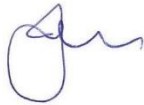
(Proposed additions underlined and deletions ~~struck through~~)

Changes Sought to Variation Provisions

Provision Number	Provision Wording	Provision as Sought to be Amended
Rule 16.5.8	Discretionary building height	Discretionary building height
	16.5.8.1 Queenstown and Frankton North – 16.5m.	16.5.8.1 Queenstown and Frankton North – 16.5m <u>including 3 Hansen Road.</u>
	16.5.8.2 Frankton Marina (Sugar Lane) – 12m	16.5.8.2 Frankton Marina (Sugar Lane) – 12m

Rule 16.5.9	<p>Maximum building height</p> <p>16.5.9.1 Maximum building height shall be:</p> <p>a. Queenstown - 20m</p> <p>b. Wānaka – 16.5m</p> <p>c. Frankton Marina – 16.5m</p> <p>d. Frankton North – 20m</p> <p>16.5.9.2 Any fourth storey (excluding basements) and above shall be set back a minimum of 3m from the building frontage.</p>	<p>Maximum building height</p> <p>16.5.9.1 Maximum building height shall be:</p> <p>a. Queenstown – 20m</p> <p>b. Wānaka – 16.5m</p> <p>c. Frankton Marina – 16.5m</p> <p>d. Frankton North <u>including 3 Hansen Road</u> – 20m</p> <p>16.5.9.2 Any fourth storey (excluding basements) and above shall be set back a minimum of 3m from the building frontage.</p>
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6. Alternative relief to give effect to the submission could include amending the Frankton North Structure Plan (page 27-82 of PDP Chapter 27: Subdivision and Development) to include the BMUZ part of 3 Hansen Road within the Frankton North Structure Plan area. No amendments would be required to Rules 16.5.8 or 16.5.9 to specify 3 Hansen Road if this relief is accepted.
7. City Impact wishes to be heard in support of this submission.
8. If others make a similar submission, City Impact will consider presenting a joint case with them at a hearing.



Signature of submitter
(or person authorised to sign
on behalf of submitter)

5 October 2023

Address for service of Submitter:

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QUEENSTOWN 9348
Tel 03 450 009/ 021 409 075



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of further submitter



FURTHER SUBMISSION // In support of or opposition to a submission on:

[write the name of the plan change or variation here]

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for
saying that you come within this category]

A person who has an interest in the proposal that is greater than the general public's interest; or

[in this case, also specify the grounds for
saying that you come within this category]

The local authority for the relevant area.

I wish

I do not wish* to be heard in support of my further submission.

I will

I will not* consider presenting a joint case with others presenting similar submissions.

* Select one

When a person or group makes a submission or further submission on a District Plan or Plan Change this is public information.

Please note that by making a submission your personal details, including your name and addresses will be made publicly available under the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to QLDC.

There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have compelling reasons why your submission or your contact details should be kept confidential, please contact the Senior District Plan Administrator on 03 441 0499 to discuss.



I SUPPORT (OR OPPOSE) // The submission of:

The specific submission(s) that this further submission relates to are as follows:

Original submission point number You MUST include the original submission number and particular submission points that you support OR oppose.	Original submission details You MUST include the name, address, AND the submission number of the original submission and serve notice on the original submitter.	Support or oppose Tick whether you support OR oppose the original submission.	Reason Give reasons why you support or oppose the original submission.	Decision sought from Council State whether you seek all or part of the original submission to be allowed or disallowed.
		<input type="checkbox"/> Support <input type="checkbox"/> Oppose		
		<input type="checkbox"/> Support <input type="checkbox"/> Oppose		
		<input type="checkbox"/> Support <input type="checkbox"/> Oppose		
		<input type="checkbox"/> Support <input type="checkbox"/> Oppose		

**NOTE // To person making further submission****A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

**YOUR DETAILS // Our preferred methods of corresponding with you are by email**

Electronic address for service of submitter [email]

Telephone/mobile

Postal Address including post code: [or alternative method of service under section 352 of the Act]

Contact person [name and designation, if applicable]

SIGNATURE

** Signature [or person authorised to sign on behalf of submitter]

Date

*** A signature is not required if you make your submission by electronic means.*



766 – John Edmonds On Behalf Of No.1 Hansen Road Limited**Supports OS766.2, OS766.3, OS766.4, OS766.5,**

No. 1 Hansen Road Limited's submission relates to landholdings neighbouring City Impact Church.

No. 1 Hansen Road Limited seek rezoning of land on Hansen Road to Business Mixed Use Zone. City Impact Church support the rezoning of the No. 1 Hansen Road Limited site, as well as City Impact Church landholdings, as a logical and geographical extension of the Frankton North Structure Plan area and existing Business Mixed Use zoned land in the vicinity.

No. 1 Hansen Road Limited also seeks deletion of the prohibited activity status rule 16.4.19 for activities sensitive to airport noise within the Outer Control Boundary in the Business Mixed Use Zone.

City Impact Church supports the submission made by No. 1 Hansen Road to remove this rule and prohibited activity status. Given advances in technology and building materials, City Impact Church considers a consenting pathway be available for activities within the OCB area that may be appropriate i.e. mixed-use development.

City Impact Church supports the No. 1 Hansen Road Limited submission to the extent that it is consistent with the relief sought by City Impact Church.

200 – Evan Keating On Behalf Of Waka Kotahi, NZ Transport Agency

Supports OS200.18 and OS200.21

City Impact Church supports submissions of Waka Kotahi relating to intensification in Frankton and achieving consistency with the Queenstown Lakes Spatial Plan.

City Impact Church's landholdings at Frankton are within the area identified as a Metropolitan Centre and within the OCB, both points specifically discussed in the Waka Kotahi submission. Therefore City Impact Church have an interest greater than that of the general public.

Waka Kotahi submit that it is not clear that the appropriate balance has been struck in the Frankton Area and that benefits of development in Frankton have not been fully recognised. Waka Kotahi requests that Council reconsider this issue with the aim of providing increased development potential, at least for land within the OCB.

City Impact Church supports this submission point, agreeing that the appropriate balance has not been reached. City Impact Church agrees that Frankton is a highly accessible area within the district and is an appropriate place for intensification as large numbers of people can access services, work opportunities and living activities within a relatively short distance.

City Impact Church supports the submission that Frankton is appropriate for greater density of development as Frankton provides a commercial node and transport corridors that will service and support existing and future public transport services.

City Impact Church supports reconsideration of the benefits of development in the Frankton area with the aim of providing increased development potential.

City Impact Church supports the Waka Kotahi, NZ Transport Agency submission to the extent that it is consistent with the relief sought by City Impact Church.

822 – Brett Giddens On Behalf Of Queenstown Airport Corporation**Opposes OS 822.5, 822.13, 822.14, 822.15, 822.18, 822.22**

City Impact Church owns land that is within the Queenstown Airport Outer Control Boundary.

Queenstown Airport Corporation opposes increased building height within the Business Mixed Use Zone. City Impact Church opposes the Queenstown Airport Corporation relief sought for a 12m height limit for BMUZ sites within the OCB. City Impact Church considers this is unduly restrictive.

City Impact Church opposes Queenstown Airport Corporation's submission supporting retention of the prohibited activity status in Rule 16.4.19 for activities sensitive to airport noise within the OCB. City Impact Church considers a consenting pathway is appropriate to manage effects of activities sensitive to airport noise within the OCB. This includes advances in technology and building materials that can achieve reduced noise environments.

City Impact Church opposes the Queenstown Airport Corporation submission to the extent that it is inconsistent with the relief sought by City Impact Church.